

December 8, 1999

Dear Mr. Ryan

For several years my health has been in decline, so much so, that much of my time is now spent in a wheelchair and it is difficult for me to access or leave the building. On two occasions I have spoken with Marzulli Management, but I have heard nothing. If there is anything that you can do, Mrs. Stone, the others and myself will be eternally grateful.

cc Raymond Marzulli Sr.
Lori Rouzs Borgen

Sincerely

Margaret Jackson
Shalom Clemente Towers
Apt 7F

Mr. Anthony Cupano
Multi-Family Housing Director
P.O. Box 18550
637 South Clinton Avenue
Trenton, New Jersey 08650 - 2085

December 10, 1999

Re: Shalom Clemente HMFA # 456
Independent Audit Report
Budget December 31, 2000

Dear Director Cupano:

I am in receipt of Christine Bauers' letter to Marzulli Realty, dated October 12, 1999, declining a rent increase for Shalom at the present time. Currently we are reviewing the annual 12/31/00 budget, and noted the absence of the Independent Audit Report, and we remain unclear as to whether it has been submitted, or will be presented at a later date, or is not required when increases are declined? Please clarify.

Secondly, several residents at Shalom are people with disabilities, two are wheelchair bound and others have ambulatory mobility problems, and find it extremely hard to access or leave the premises. While Shalom meets the minimum requirement of having at least one accessible ground floor route, the entrance door itself is impractical and not useable by people with disabilities. A resident with a wheelchair or walker must negotiate a manual door, while using a key card, while traveling a half-foot threshold.

Enclosed you will note a letter from Ms. Margaret Jackson explaining her concerns. As I reviewed the various aspects of section 504 of the Rehabilitation Act of 1973, I'm aware that grants can be obtained to make buildings accessible to the handicapped. Please respond to our concerns at your earliest convenience.

cc Raymond Marzulli Sr.
Lori Rouzs Borgen

Sincerely

Donyale S. Ryan
Greater Newark HUD
Tenants' Coalition